042.0	0005	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	895,800 / 895,800
					USE VALUE:	895,800 / 895,800
					ASSESSED:	895,800 / 895,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		WEBSTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WALLACH JONATHAN F/ETAL
Owner 2:	HANSON LINDA M
Owner 3:	
Street 1:	11 WEBSTER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,955 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1900, having primarily Clapboard Exterior and 2237 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6955.000	392,300	600	502,900	895,800
Total Card	0.160	392,300	600	502,900	895,800
Total Parcel	0.160	392,300	600	502,900	895,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 400.45 | /Parcel: 400.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 29454
GIS Ref:
GIS Ref:
Insp Date: 11/12/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 042.0-0005-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	392,300	600	6,955.	502,900	895,800	895,800	Year End Roll	12/18/2019
2019	101	FV	307,900	0	6,955.	534,400	842,300	842,300	Year End Roll	1/3/2019
2018	101	FV	307,900	0	6,955.	389,800	697,700	697,700	Year End Roll	12/20/2017
2017	101	FV	307,900	0	6,955.	339,500	647,400	647,400	Year End Roll	1/3/2017
2016	101	FV	307,900	0	6,955.	289,200	597,100	597,100	Year End	1/4/2016
2015	101	FV	290,500	0	6,955.	282,900	573,400	573,400	Year End Roll	12/11/2014
2014	101	FV	290,500	0	6,955.	232,600	523,100	523,100	Year End Roll	12/16/2013
2013	101	FV	290,500	0	6,955.	221,300	511,800	511,800		12/13/2012

!3577!

PRINT

Date	Time
12/10/20	18:47:46

LAST REV

Date	Time
04/26/19	12:58:12

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3577

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KING STEVEN C/E	24706-395		7/15/1994		314,650	No	No		Y

USER DEFINED

Prior Id # 1:	29454
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/20/2013	893	Manual	20,000					
6/20/2013	898	Manual	14,500					
1/29/2010	65	Add Att	11,400					ADD ATTIC LIVING A
8/27/2009	789	Manual	3,062					
10/8/2002	835	Re-Roof	2,000					

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2018	Meas/Inspect	HS	Hanne S
5/1/2014	External Ins	PC	PHIL C
7/11/2013	Info Fm Prmt	EMK	Ellen K
5/18/2010	Info Fm Prmt	BR	B Rossignol
1/29/2009	Meas/Inspect	336	PATRIOT
2/10/2000	Mailer Sent		
2/10/2000	Meas/Inspect	197	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6955		Sq. Ft.	Site		0	80.	0.90	1									502,919						502,900	

Total AC/HA: 0.15966 | Total SF/SM: 6955 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 502,919 | Spl Credit | Total: 502,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	ORANGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.11937857
Const Adj.:	0.99989998
Adj $ / SQ:	139.908
Other Features:	82535
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	481886
Depreciation:	89631
Depreciated Total:	392255

COMMENTS

BK; 19234 PG; 433.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB	1				

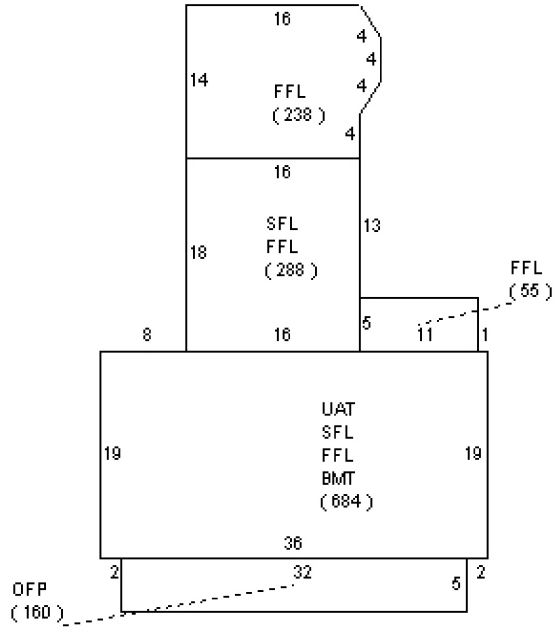
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	153.90
Special Features:	0	Val/Su Net:	120.63
Final Total:	392300	Val/Su SzAd	175.37

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,265	139.910	176,984
SFL	Second Floor	972	139.910	135,991
BMT	Basement	684	41.970	28,709
UAT	Upper Attic	171	55.960	9,570
OFP	Open Porch	160	26.810	4,290

Net Sketched Area:	3,252			Total:	355,544
Size Ad	2237	Gross Are	3765	FinArea	2237

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 042.0-0005-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1998	0.00	T	16.8	101						
19	Patio	D	Y	1	10X13	A	AV	2000	5.13	T	15.2	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:	Total: 600